

1. Purpose and scope of this memorandum

This memorandum summarizes a site survey performed July 5, 2018 to evaluate the condition of ADA mandated access at Stetson Beach in Pembroke Massachusetts. After a description of the site and site uses, recommended improvements are provided in Section 7, beginning on page 2.



2. Specific site

Stetson Beach is a small sparsely developed public area accessed from an at-grade gravel parking area on the northeast side of Plymouth Street between the street and Stetson Pond.

3. Name and location of site

- a. Size and ownership

The property comprises a single undeveloped parcel of 1.26 acres owned by the Town of Pembroke. The Town of Pembroke also owns undeveloped property on the southwest side of Plymouth street between the street and Chaffin Reservoir.

4. Existing condition of site

- a. Existing uses
 - i. Primary (developed) uses

Stetson Park contains a dirt parking area, small float dock at the north side of the parking area and an unimproved boat ramp on the south side to the parking area. Except for the areas immediately adjacent to the float dock and the boat ramp, the shoreline is vegetated. A single portable toilet is placed at the north side of the parking area. Access from the parking area to the float is from a short steep dirt path. Access to the unimproved boat ramp is a graded dirt slope directly from the parking area. There is a public beach sign indicating hours of use and beach rules.



- ii. Secondary (informal) uses

Informal uses may include fishing in the pond from the shore or the float dock. Swimming may occur in the immediate area of the float dock or the boat ramp.

b. Nature of development

Parking for Stetson Park is provided in an at grade gravel lot of roughly 20,000 square feet and containing space for approximately 30 vehicles. No parking stalls are marked; no handicapped spaces are indicated. The restroom facility (portable toilet) provided is not ADA compliant. No emergency telephone is provided.

c. Surrounding land uses (including linkages to other parks)

Chaffin Reservoir sit to the south east of the property and the remainder of surrounding land use is residential.

5. Conditions of site

a. Approach, parking and signage

The Park is not well marked from the street. The parking area is not paved and contains no marking of parking spaces. Both the float dock and the boat ramp are accessed by steep unimproved slopes.

b. Entrance and access to primary uses

i. Directional signage to primary uses: NONE

ii. Access to Float, swimming area, fishing and boat ramp: not Developed, not marked

c. Restroom facilities: portable toilet

d. Emergency communication equipment NONE

6. Barriers that limit access to existing uses

a. Description of each barrier and nature of limitation

i. Lack of accessible surfacing. In order for a pathway to be considered an ORAR, the surfacing has to be accessible. Acceptable surfacing material include, concrete, asphalt, crushed stone, packed soil and soil stabilizer. The only pathways are loose gravel or sand, which is not considered an accessible surface.

ii. Inaccessible float dock

iii. Lack of accessible parking spaces

7. Short term site improvements

a. Short term site improvements for accessibility would include defining the pathway from the parking to the beach with a minimum width of 60" and running a removable beach mat from the parking to either the float dock ramp or the normal recreation water level of the pond.

b. An option for short term improvements to address the accessible parking space would include paving two spaces with room for an isle and add line striping indicating that handicap space. Access from the accessible isle to the ORAR is required.

c. To address access to the float dock, a transition plate would have to be installed between the edge of the ramp and the removable beach mat leading to the ramp. This would eliminate the large vertical gap (exceeding 1/2") between the two surfaces.

8. Long term site improvements
 - a. A long term goal would include fine grading and compaction of the existing boat ramp to improve the eroding gravel and adding an accessible ORAR leading down to the boat ramp from the parking area.